



Article 42 Two-Family Dwellings

TMMA Information Session
10 March 2016



My Story: 10-12 Locust Avenue





Two-Family Dwellings Today

- Currently permitted only:
 - By right along Massachusetts Avenue in East Lexington
 - By special permit in some large residential developments
- Most existing two-family dwellings predate these limits
- ~244 exist on paper (<3% of dwellings)
 - Assessor and Planning Department data
 - Some informally converted to one-family houses
- Dimensional controls and parking standards apply



10 Mar 2016



Why Two-Family Dwellings?

- A source of moderate-size market-rate units in new construction
- A source of rental units and rental income
- More environmentally sustainable than two one-family dwellings
 - Energy-efficient
 - Preserve open space
- Not for everybody, but a real need for some



Zoning History

	By Right	Special Permit
Pre-1924	Unlimited	N/A
1924	Multiple districts across Town	Convert one-family home
1950	Small districts along Massachusetts Avenue in East Lexington	Convert one-family home, >700SF/unit
1996		Convert one-family home, >700SF/unit Cluster Subdivision Special Residential Development
2005		Cluster Subdivision Special Residential Development
2008		Balanced Housing Development Public Benefit Development
2016		<i>RO and RS districts (with limits)</i> Balanced Housing Development Public Benefit Development



Proposed Change

Special permit in RO and RS districts with restrictions

- Limited gross floor area based on lot size
 - Even if Article 41 does not pass
- Scale compatible with neighborhood
- Impacts comparable to one-family dwelling
- No adverse impact to solar access
- No adverse impact from fixed plant equipment
- Creates rough parity between large and small developments



Questions

72 Lowell Street (ca. 1786)



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6 Robinson Road #7-9 (2015)



Article 42: Two-Family Homes